066.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,800 / 725,800
					USE VALUE:	725,800 / 725,800
					ASSESSED:	725,800 / 725,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAIN JOHN J JR & MARY MERRILL	
Owner 2:		
Owner 3:		
Street 1:	19 VICTORIA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ANDERSON MARGARET C & -
Owner 2:	CAIN JOHN J JR & MARY MERRILL -
Street 1:	19 VICTORIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,230 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1928, having primarily Vinyl Exterior and 1643 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6230.000	297,600	3,400	424,800	725,800
Total Card	0.143	297,600	3,400	424,800	725,800
Total Parcel	0.143	297,600	3,400	424,800	725,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.75 | /Parcel: 441.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42297
GIS Ref:
GIS Ref:
Insp Date: 04/15/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,600	3400	6,230.	424,800	725,800	725,800	Year End Roll	12/18/2019
2019	101	FV	225,200	3400	6,230.	394,500	623,100	623,100	Year End Roll	1/3/2019
2018	101	FV	225,200	3400	6,230.	394,500	623,100	623,100	Year End Roll	12/20/2017
2017	101	FV	225,200	3400	6,230.	345,900	574,500	574,500	Year End Roll	1/3/2017
2016	101	FV	225,200	3400	6,230.	315,600	544,200	544,200	Year End	1/4/2016
2015	101	FV	216,300	3400	6,230.	279,200	498,900	498,900	Year End Roll	12/11/2014
2014	101	FV	214,500	3400	6,230.	264,000	481,900	481,900	Year End Roll	12/16/2013
2013	101	FV	211,800	3400	6,230.	251,300	466,500	466,500		12/13/2012

!5668!

PRINT

Date	Time
12/10/20	20:31:35

LAST REV

Date	Time
06/01/17	11:14:55
ekelly	
5668	

USER DEFINED

Prior Id # 1:	42297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON MARGAR	62832-383		10/25/2013	Convenience	99	No	No		
CAIN MARY/ESTAT	62226-45		7/12/2013	Family	99	No	No		
CAIN JOHN J &,	62226-41		7/12/2013	Family	99	No	No		
CAIN JOHN J & M	37791-241		1/25/2003	Family	1	No	No		
	9289-345		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2013	1209	Wood Dec	5,400	C				
6/4/2013	797	Redo Kit	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2014	Measured	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
12/16/2008	Meas/Inspect	189	PATRIOT
10/6/1999	Meas/Inspect	267	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6230		Sq. Ft.	Site		0	70.	0.97	12									424,831						424,800	

Total AC/HA: 0.14302 | Total SF/SM: 6230 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,831 | Spl Credit | Total: 424,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28907490
Const Adj.:	0.98745072
Adj $ / SQ:	171.841
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431276
Depreciation:	133696
Depreciated Total:	297581

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

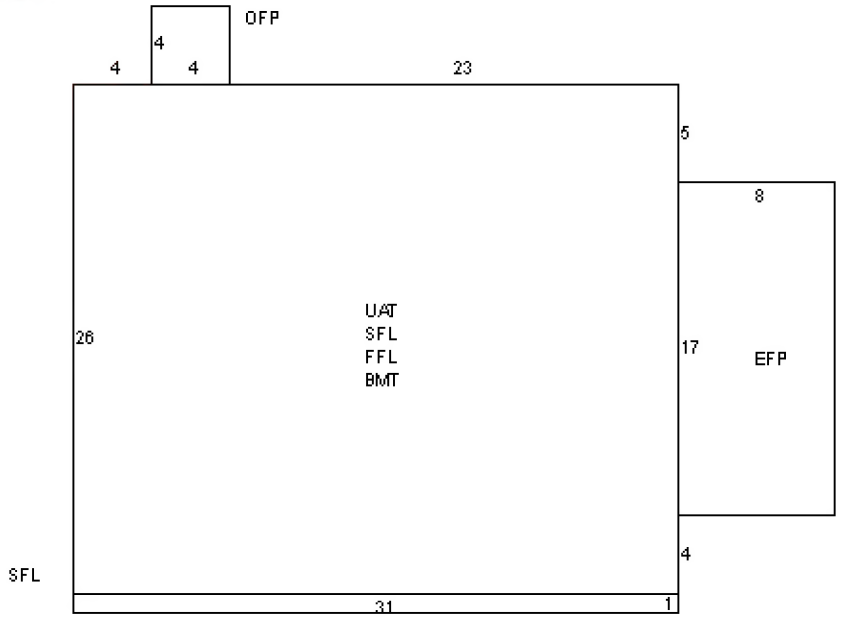
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.84
Special Features:	0	Val/Su Net:	106.17
Final Total:	297600	Val/Su SzAd	181.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	837	171.840	143,831
BMT	Basement	806	51.550	41,551
FFL	First Floor	806	171.840	138,504
UAT	Upper Attic	202	68.740	13,850
EFP	Enclos Porch	136	46.650	6,344
OFP	Open Porch	16	43.450	695

Net Sketched Area:	2,803			Total:	344,775
Size Ad	1643	Gross Are	3407	FinArea	1643

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400